

Department of Planning and Zoning

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MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Senior Planner
Date: August 5, 2014
RE: ZP 15-0042CA/CU; 80 Colchester Avenue

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP 15-0042CA/CU

Location: 80 Colchester Avenue

Zone: I **Ward:** 1

Date application accepted: July 8, 2014

Applicant/ Owner: Terry Findeisen/Edward von Turkovich, Francis von Turkovich, Randall Miller

Request: Change of use from institutional/office use to Membership Club (Hillel Foundation for Jewish Campus Life at UVM.)

Background:

- **Zoning Permit CU 2004-016;** Administrative offices for The Research Center, UVM Department of Psychiatry; Center for Children, Youth and Families. Approved January 2004.
- **Zoning Permit 01-389;** externally illuminated freestanding sign for existing medical office. April 2001. Permit relinquished October 2001.
- **Zoning Permit 00-515;** refurbish existing side porch to allow ramping of deck for h/c accessibility to the existing medical office. No increase in coverage or change in use. May, 2000.
- **Zoning Permit 99-277;** Removal of slate roofing; replacing with asphalt shingles for existing medical office. December 1998.
- **Zoning Permit 92-123 / CU92-011;** Construction of ten additional parking spaces for a total of 16 for the existing medical office and residential unit. Existing curb cut to be eliminated, with joint use of adjacent property's curb cut (medical office, 94 Colchester Avenue.) September 1991.



- **Zoning Permit;** Request for Conditional Use permit to construct a private parking lot. Property owner notifies zoning office that he has not been informed of the request. Withdrawn by applicant July 1990.
- **Zoning request;** seeking a special exception to erect a 16' x16' addition to the northeast corner of existing doctors' office. Approved July 1968.

Overview: The application is to change the use from administrative offices for a UVM affiliate (The Research Center) to Hillel Foundation for Jewish Campus Life. As this is an organization intended to support and serve the Jewish student population, membership club may be seen as the closest use identified in Appendix A of the CDO use table. A membership club is a conditional use in the Institutional Zone.

The applicant includes a minor modification to rear entry steps, and installation of bike rack.

Recommendation: Consent approval, per the following findings and conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

Section 3.3.2, Impact Fees

As "Offices and other" would be the same category in calculating Impact Fees, no fees will be assessed for the Change-of-Use from offices to a Membership Club. **Not applicable.**

Part 5: Conditional Use

Section 3.5.6 Review Criteria

(a) Conditional Use Review Standards:

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on the following general standards:

1. *The capacity of existing or planned community facilities;*

The proposed use as an organizational presence for Hillel on the UVM will have no adverse impact on existing or planned community facilities. **Affirmative finding.**

2. *The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;*

The proposed new use will support student activities centered in the Institutional Zone; particularly those intended for the student population and in close proximity to the University of Vermont.

Affirmative finding.

3. *Traffic on roads and highways in the vicinity evaluated in terms of increased demand for parking, travel during peak commuter hours, safety, contributing to congestion, as opposed to complementing the flow of traffic and/or parking needs; if not in a commercial district, the impact of customer traffic and deliveries must be evaluated;*

As Hillel is a student-centered membership, most who use this facility will be on-campus residents who will be able to walk, bike, or commute alternatively to the site; much as they would to attend

classes or other campus activities. No increase in traffic is anticipated; and more likely a net decrease in traffic from previous uses (office, medical practice.) **Affirmative finding.**

Any standards or factors set forth in existing City bylaws and city and state ordinances;

4. *The utilization of renewable energy resources;*

Nothing within the application will prohibit the use of alternative or renewable energy resources. New construction will be required to meet all current energy efficiency standards. **Affirmative finding.**

and,

In addition to the General Standards specified above, the DRB;

5. *shall consider the cumulative impact of the proposed use. For purposes of residential construction, if an area is zoned for housing and a lot can accommodate the density, the cumulative impact of housing shall be considered negligible;*

As a student-centered activity proposed within the Institutional District, the effect of a faith based membership club is unlikely to present any cumulative adverse impact. **Affirmative finding.**

6. *in considering a request relating to a greater number of unrelated individuals residing in a dwelling unit within the RL, RL-W, RM and RM-W districts than is allowed as a permitted use, in addition to the criteria set forth in Subsection (a) hereof, no conditional use permit may be granted unless all facilities within the dwelling unit, including bathroom and kitchen facilities are accessible to the occupants without passing through any bedroom. Additionally, each room proposed to be occupied as a bedroom must contain at least one hundred twenty (120) square feet. There must also be a parking area located on the premises at a location other than the front yard containing a minimum of one hundred eighty (180) square feet for each proposed adult of the dwelling unit in excess of the number of occupants allowed as a permitted use. All other green space standards must be observed.*

Residential use is not proposed. Not applicable.

7. *may control the location and number of vehicular access points to the property, including the erection of parking barriers.*

The existing parking lot and plan was previously approved under Zoning Permit 92-123 / CU92-011. No change is proposed. **Affirmative finding.**

8. *may limit the number, location and size of signs.*

Any signage will require a separate permit. The University of Vermont has a Master Sign Plan, under which presumably new signs would be reviewed. **Affirmative finding as conditioned.**

9. *may require suitable mitigation measures, including landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

Noise, glare, or other auditory or visual nuisances are not anticipated. The parking/landscaping is pre-existing. As proposed, a proposed membership club for Jewish students at UVM should not change the character of the surrounding area. **Affirmative finding.**

- 10. may specify a time limit for construction, alteration or enlargement of a structure to house a conditional use.*

Interior alterations are proposed, which will require building and trades permits. No enlargement of the structure is proposed; however an exterior staircase will be replaced. The zoning permit will require commencement of the work within one year and completion within two years. **Affirmative finding as conditioned.**

- 11. may specify hours of operation and/or construction to reduce the impact on surrounding properties.*

Exterior construction shall be limited to standard hours of 7:30 am – 6:00 pm Monday-Friday, with Saturday morning hours of construction limited to interior work. **Affirmative finding as conditioned.**

- 12. may require that any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions.*

This is a statutory requirement for any conditional use. **Affirmative finding as conditioned.**

- 13. may consider performance standards, should the proposed use merit such review.*

This is at the discretion of the board.

- 14. may attach such additional reasonable conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*

As proposed, no safeguards appear required; however this too is at the discretion of the DRB.

Article 4: Zoning Maps and District

Section 4.4.4 Institutional District

(a) Purpose

The district is intended to support broad range of related uses reflecting the resident institution's role as regional educational, health care, cultural and research centers.

An organization that supports faith-based activities for students aligns with the purposes of the Institutional District. Hillel offers Jewish students resources, services and support in their mission to encourage young adults to celebrate Jewish learning and living. **Affirmative finding.**

Table 4.4.4-1 Dimensional Standards and Density

Coverage in the Institutional District is 40%. The minor exterior alteration includes reconfiguration and replacement of rear entry steps. Although the new exit stairs are minimally larger than existing, they are aligned largely over existing pavement. A small amount of green space will be substituted north of the new stairs for that which is covered.

There is no net new coverage presented with this plan. **Affirmative finding.**

Section 4.4.4 (c) Permitted and Conditional Uses

Appendix A: Use Table

Club, Membership is a Conditional Use in the Institutional Zone. See Section 3.5.6. (a), above.

Article 8: Parking

Minimum off-street parking for Membership Club, per Table 8.1.8-1 is 2.5 parking spaces per 1000 square feet of gross floor area. For 1911 finished sq. ft., 5 parking spaces would be required. ($2.5/1000 = x/1911$. $1000x = 4777.5$. $x = 4.7$.) The existing office use required 1/300 ($1911 = 300x$, $x = 6.37$) or 6 parking spaces. The existing, shared parking lot provides 14 parking spaces. As the required parking is less than what was required by the previous use, the parking may be considered compliant. **Affirmative finding.**

Part 2: Bicycle Parking

Table 8.2.5-1 Bicycle Parking Requirements

Whether interpreted as Colleges or Universities, or Community Services, the bicycle parking requirement is the same:

Long Term Spaces: 1 per 20,000 sq. ft.

Short Term Spaces: 3 per 5,000 sq. ft.

With gross floor area of 1911 sq. feet, NO long term bike parking is required and only **1 short term bike parking space**.

Section 8.2.5 Bicycle Parking Requirements indicated that the minimum number of bicycle parking spaces provided at each site shall be two. The proposed bike rack will generously satisfy the required bike parking for the requested use. The location of the rack has not been identified on a site plan, and will need to be. **Affirmative finding as conditioned.**

Article 13: Definitions

Club, Membership

An organization and associated properties, buildings or facilities owned or operated for the exclusive use and benefit of members and their guests for social, intellectual, educational, or recreation purposes, but not primarily for profit or to tender a service that is customarily carried on as a business. Specifically excluded are fraternities and sororities.

II. Conditions of Approval

1. Any signage will require a separate permit.
2. Exterior construction shall be limited Monday-Friday 7:30 am – 6:00 pm.
Saturday morning hours of construction shall be limited to interior work only.
3. **Prior to release of the zoning permit**, the location of the proposed bike rack shall be identified on a site plan for review and approval by staff.
4. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



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DEPARTMENT OF
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terry findeisen . architect

July 7, 2014

To: Planning and Zoning, Burlington, Vermont

Re: Hillel Foundation for Jewish Campus Life at UVM
New Location: 80 Colchester Ave, Burlington, Vermont

About Hillel (excerpt from their website)

Hillel welcomes students of all backgrounds and fosters an enduring commitment to Jewish life, learning and Israel. As the largest Jewish student organization in the world, Hillel builds connections with emerging adults at more than 550 colleges and universities, and inspires them to direct their own path. During their formative college years, students are challenged to explore, experience, and create vibrant Jewish lives. For nearly a century, Hillel's network of dedicated student leaders, professionals and volunteers have encouraged generations of young adults to celebrate Jewish learning and living, pursue social justice (tikkun olam and tzedek) and connect to their peers and the global Jewish people. By participating in life-changing trips and campus initiatives, students learn to make a meaningful impact on the future of the Jewish people and the world while they grow intellectually, socially, and spiritually. At the heart of the Hillel network is the Charles and Lynn Schusterman International Center in Washington, DC, supporting local Hillels to ensure that we achieve our mission "to enrich the lives of Jewish students so they may enrich the Jewish people and the world."

Our Mission: Enriching the lives of Jewish students so that they may enrich the Jewish people and the world.

Our Vision: We envision a world where every student is inspired to make an enduring commitment to Jewish life, learning and Israel.

Each Hillel is unique and caters to the local community it serves. There are Hillels on large college campuses, and in the middle of metropolitan cities; those with large staffs; those run by student groups with a faculty advisor; and many more models...

We offer local Hillels resources and services to support them in their work on campus. Our Joseph Meyerhoff Center for Jewish Experience provides students and professionals with Jewish educational resources and learning curricula. We also offer support in the areas of human resources, fundraising, strategic planning, leadership development, communications, fiscal administration, and student engagement.

architecture . interior design

47 maple st . suite 330 . burlington . vermont . 05401 . terry.findeisen@gmail.com . 802.379.0515

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About UVM Hillel • Opportunities • Local Resources • Jewish Resources
DEPARTMENT OF PLANNING & ZONING

ABOUT UVM
HILLEL
MISSION AND
VISION

Mission and Vision
UVM and UVM Hillel
Info

UVM Hillel FAQ
Staff & Lay Leaders
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UVM Hillel Frequently Asked Questions for Students and Parents

UVM Hillel Frequently Asked Questions Sheet 2013-2014

How many Jewish students attend UVM?

There are approximately 1800-2000 Jewish Undergraduates and 400 Jewish Graduate/Medical students at UVM. That means that around 17%-20% of the undergraduates at UVM are Jewish!

What is Hillel like at UVM?

UVM Hillel is here for each Jewish student on campus. Every Jewish student is welcome no matter what their background, Jewish education or experience. A wide variety of events, experiences, trips, internships and opportunities are offered through UVM Hillel. However, even if we never see a student at a Hillel bagel brunch, Shabbat service/dinner, movie night, making an edible Sukkah near the library or traveling to Israel on Birthright, we advocate for each of them throughout the year. UVM Hillel's main goal is to support students in creating meaningful and relevant Jewish experiences on campus and developing Jewish identity and leadership skills. UVM Hillel offers a diverse menu of innovative Jewish cultural, religious, social and social justice events, and immersion trips that are designed to be highly accessible and interesting to a broad range of UVM community members. UVM Hillel also strives to educate and enrich the entire campus on Judaism and Jewish cultural values.

How do Jewish students connect at UVM? Why should students get involved?

A great way to connect with other Jews and make new friends on campus is to attend one of the many events and opportunities UVM Hillel offers throughout the year. To find out about events and what's going on in the UVM Jewish community, you can friend UVM Hillel on Facebook or can be added to our list-serve by e-mailing Sharon@uvmhillel.org. In addition, there are weekly groups to get involved with that are run through or affiliated with UVM Hillel, such as the Kosher Katz a Jewish A Capella group, Vermont Students for Israel (VSI), Jewish craft bagel brunches, Jews in Greek Life (JIGL) and much more. There are also amazing travel opportunities in Israel and in the USA! The UVM Hillel Student Leadership Board is always open to new members and everyone is welcome! Please contact student President Lauren Schlanger at Lauren.Schlanger@uvm.edu to join. The UVM Hillel community is friendly, open and a great way to meet new people, so get in on the good times!

Do you have any special programs or opportunities for Jewish First-Years at UVM?

Yes! Along with all of our other exciting general events, UVM Hillel offers great programs specifically for Jewish First-Years and friends. These special programs and events are held throughout the first semester and enable new students to connect with their Jewish peers and have a great time! Please contact sharon@uvmhillel.org for more info.

Where is UVM Hillel located on campus?

The UVM Hillel offices are part of the Center for Cultural Pluralism (CCP) in the Allen House building at 461 Main Street. However, Hillel programming occurs all over campus in living complexes, the Davis Student Center (DC) and other university buildings. There is also a UVM Hillel student club desk in SGA office in the DC.

I have a great idea/opportunity/group I want to start at UVM Hillel, who should I tell?

Wonderful! Please write to the UVM Hillel staff at matt@uvmhillel.org or 802-497-2687.

Is there a Friday night Shabbat celebration and dinner every week?

Yes! UVM Hillel strives to provide a high quality, welcoming Shabbat experience and dinner each week. The only exceptions to this policy are Friday evenings before and at the end of school breaks. Right now between 40-70 students attend the UVM Hillel Shabbat celebrations on a weekly basis and we only anticipate the numbers to keep growing! Shabbat programming is led by students, guest Rabbinical leaders or feature other creative and inclusive experiences. We are also always open to new ideas and new leaders! Please let us know at sharon@uvmhillel.org if you would like to be on the Shabbat planning committee or want to become a service leader.

Where can students celebrate the Jewish holidays?

With few exceptions, Hillel provides holiday programming on campus and/or promotes community options for all major Jewish holidays during the school year (Rosh HaShana, Yom Kippur, Sukkot, Chanukah, Passover, etc.).

Are there High Holiday services and meals on campus? Do local temples also welcome students?

Yes! UVM Hillel holds services* and meals** for both Rosh Hashanah and Yom Kippur ON CAMPUS. Please go

EVENTS

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to www.uvmhillel.org for more info on exact times and locations of the events this fall. All services are led by Rabbinical leadership. Area synagogues (Reform, Conservative, Orthodox-Lubavitch) welcome UVM students for the High Holidays free of charge. However, students who would like to attend services at area synagogues need to contact UVM Hillel for a FREE ticket before they attend. Find out more about the local synagogues at www.uvmhillel.org. **PLEASE NOTE:** *Tickets are **NOT REQUIRED** for any of the UVM Hillel services. However, students and visitors are ****REQUIRED** to have tickets for both Erev Rosh Hashanah dinner and the Yom Kippur Break-the-Fast meal if they wish to attend the dinners. Tickets can be purchased at www.uvmhillel.org.

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UVM Hillel also hosts an annual Rosh Hashanah apple picking trip to the orchard, watch out for more info!

Are students excused from class on Jewish Holidays? Yes. However, classes will still be in session so it is up to each student to respectfully inform their professor of their need to be absent with appropriate notice. Please see the University Policy for Religious Holidays under "Academic Policies" at www.uvm.edu for more info.

Are there Kosher food options at UVM?

Yes. A Kosher dining area is planned to open at the Simpson Dining Hall this year. There are also plans to have packaged kosher food available in various locations on campus. Students who keep kosher often also choose to eat vegetarian on campus. The university is happy to work with students to accommodate their food needs. Please contact dining services at 802.656.4664.

What are the Kosher food guidelines of UVM Hillel?

UVM Hillel strives to create a positive Jewish food culture that best serves the wide range of Jewish students at UVM and takes into consideration a variety of food-norms and concerns. Due to limitations in funding and the lack of a dedicated Hillel Kosher kitchen, UVM Hillel is currently unable to provide strictly Kosher food.* However, we have decided on Kosher food guidelines that inform our food choices and preparation for Hillel sponsored events. We also feel that it is important to make the concepts of keeping Kosher accessible to students and strive to make sure everyone feels heard and educated around this aspect of Jewish life. Please be aware that these are only guidelines and are expected to change, especially with the introduction of a Kosher dining hall on campus.

Milk and Meat Separation: Dairy products and meat products are not served at the same meal.

Kosher Meat: UVM Hillel serves certified Kosher meat at Hillel events with few exceptions.

Packaged Foods: UVM Hillel buys Kosher certified products whenever possible.

Food Preparation: Food currently cannot be prepared in a Kosher kitchen or with Kosher cookware.

Dishes and Cutlery: Disposable dishes and cutlery are used for most meals.

* Strictly Kosher food is food that is packaged and/or slaughtered in a certified Kosher manner, prepared in a Kosher kitchen and served on Kosher dishes. More info at www.jewfaq.org/kashrut.

Are there immersion trip opportunities through UVM Hillel during the 2013-2014 school year? YES!

1. Winter '13-'14. **Taglit-Birthright Israel Trip.** Dates are TBA and will most likely fall during winter vacation. Registration for the trip will open in September 2013. This amazing opportunity is a 10 day FREE trip to Israel for Jewish young adults ages 18-26 who have never been to Israel on a peer-group trip.
2. March 2-9th. **UVM Hillel's Alternative Spring Break in VT.** UVM students will have the incredible chance to learn about Food Justice in Vermont and explore Vermont during this week of amazing community work. Projects will include working at a food bank, meeting local restaurant owners who focus on local and organic options, as well as a Shabbaton in a rural Vermont city.
3. **UVM service learning class and Alternative Summer Breaktrip to Arad, Israel.** This immersion trip combines art, environmental learning and social justice work for a life-changing experience in Israel! Registration will occur in the fall for the spring class and summer trip. **For more information about the UVM Hillel immersion trip opportunities, please contact** rmatt@uvmhillel.org.

Matt Vogel, Executive Director (rmatt@uvmhillel.org or 802-497-2687)

Sharon Silverman, Director of Jewish Student Leadership (Sharon@uvmhillel.org or 802-656-1153)

Rafi Schraer, Engagement Coordinator (rafi@uvmhillel.org or 619-569-0358)

UVM Hillel — 461 Main St. Burlington, VT 05405

www.uvmhillel.org

UVM Hillel FAQ Sheet -- Parent Extras!

How is UVM Hillel funded?

UVM Hillel is funded by parents, the local community and alumni. We have no Jewish Federation in Vermont and therefore no federation funding. We receive Student Government Association Funding for some activities, but as the number of students attending events and the number of events has grown, maintaining a great program requires more funds. To fully serve the approximately 2000 Jewish students on campus, we need your support. Every gift matters! You can donate through the mail or online at www.uvmhillel.org

What is the benefit of joining the UVM Jewish Parents Association?

Joining the UVM Jewish Parents Association helps us to create a vibrant and viable Hillel on the UVM campus. The gift deliveries included in the circles of membership also enable us to connect with your student face to face throughout the year. Parent Association membership gifts are vital to our programs. We look forward to having you as our partner in this endeavor.

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Are there any parents on the UVM Hillel Community Board?



Yes! Our Community Board consists of dedicated alumni, community members and of course, great UVM parents! If you are interested in learning more about this wonderful opportunity to directly influence and support the progress of UVM Hillel, please contact Matt Vogel at matt@uvmhillel or 802-497-2687 for more information.

Can parents get involved and/or help out with UVM Hillel in a more general way?

Yes! There are many opportunities and projects that come up throughout the year for which UVM Hillel looks to parents to help make possible. One of these projects is a twice-annual online fundraising auction. There are many components to bring together in order to make these auctions beneficial for UVM Hillel and parents are always a huge factor in making them both a success! If you are interested in learning more these opportunities to help out with UVM Hillel, please contact Matt Vogel at matt@uvmhillel or 802-497-2687.

UVM Hillel Mailing Address:

461 Main Street
Burlington, VT 05405

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"UVM Hillel enriches the lives of Jewish students so that they may enrich the Jewish people and the world"

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PROPOSED BACK STYLE





OWNERS OF RECORD & PROPERTY ADDRESS

- 1. RANDELL A. MILLER
- 2. RANDELL A. & MARTY JO MILLER
- 3. 80 COLCHESTER AVE. LLC
- 4. 84 COLCHESTER AVENUE LLC
- 5. RANDELL A. MILLER
- 6. 80 COLCHESTER AVE.
- 7. 72 COLCHESTER AVE.
- 8. 84 COLCHESTER AVE.
- 9. 27 FLETCHER PLACE

ZONING DISTRICT:
INSTITUTIONAL

EXISTING CONDITIONS DIMENSIONAL SUMMARY

	REQ'D.	68 COL. AVE.	72 COL. AVE.	80 COL. AVE.	84 COL. AVE.	27 FLETCH. PL.
LOT AREA	N/A	0.28 AC	0.28 AC	1.05 AC	0.22 AC	0.84 AC
FRONT SETBACK	VARIES	0'	0'	25'	20'	4'
SIDE SETBACK	VARIES	0'	0'	17'	6'	10'
REAR SETBACK	VARIES	108'	123'	385'	167'	150'
LOT COVERAGE	40%	68.5%	35.1%	21.8%	76.4%	4.9%

NOTES:

1. SETBACKS ARE BASED ON AN AVERAGE LOT WIDTH, DEPTH AND NEIGHBORING FRONTAGE PER THE BURLINGTON REGULATIONS. THE SETBACKS AS SHOWN HAVE NOT BEEN CONFIRMED BY BURLINGTON PLANNING & ZONING.
2. THERE ARE SLIGHT DIFFERENCES IN ACREAGE TOTALS BETWEEN BURLINGTON PARCEL MAPPING AND THE GRAND LIST. FOR THIS PLAN THE PARCEL MAPPING WAS USED FOR CALCULATION PURPOSES.
3. ALL LOT COVERAGES ARE BASED UPON THE ORTHOPHOTO AND NO FIELD WORK WAS PERFORMED.

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cae-vt.com

ENGINEER:

DATE: MAR., 2012

SCALE: 1" = 30'

TAX. NO.: 11200

PROJECT:

PROPOSED MIXED USE DEVELOPMENT

80 COLCHESTER AVE.
BURLINGTON VERMONT

LOCATION MAP

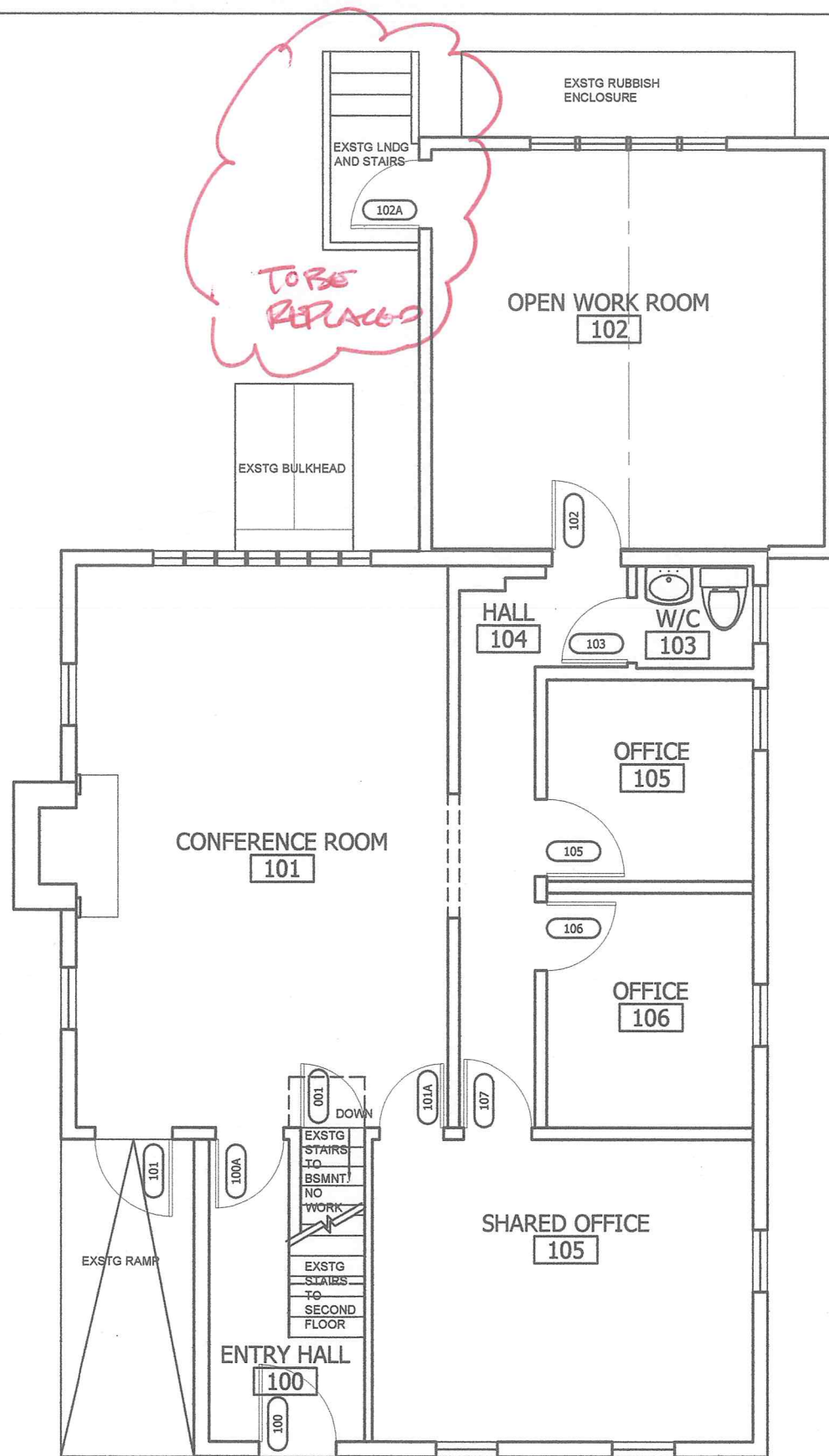
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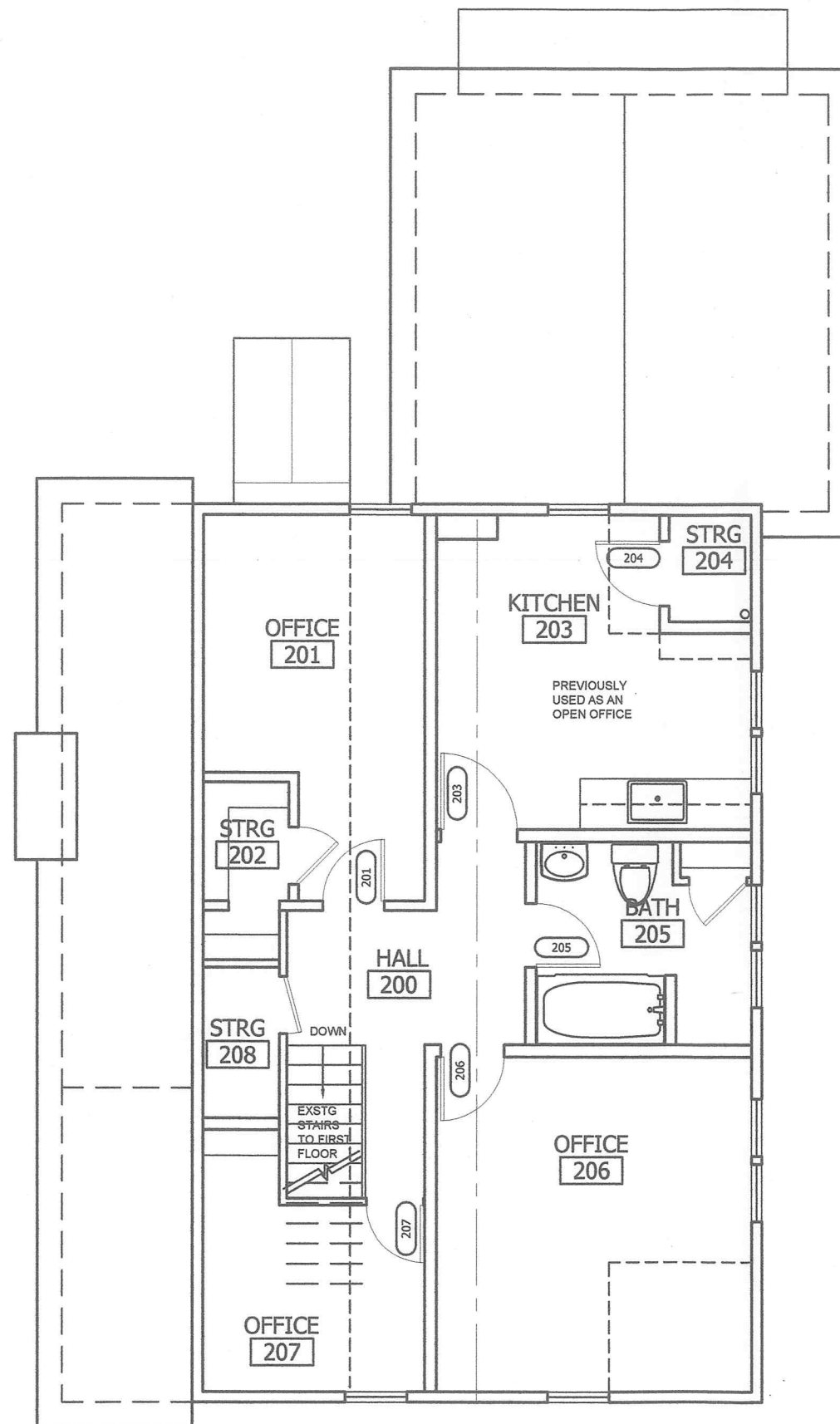
DEPARTMENT OF PLANNING & ZONING

EXISTING CONDITIONS PLAN

C2



1 EXSTG FIRST FLOOR PLAN
Scale: 1/4"=1'-0"



2 EXSTG SECOND FLOOR PLAN
NO WORK ON SECOND FLOOR.
SHOWN FOR REFERENCE
Scale: 1/4"=1'-0"

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CITY OF BURLINGTON
PLANNING AND ZONING APPLICATION
NOT FOR CONSTRUCTION

terry findisen . architect
47 maple street . suite 330 . burlington . vermont . 05401
802 . 375 . 0515
terry.findisen@gmail.com

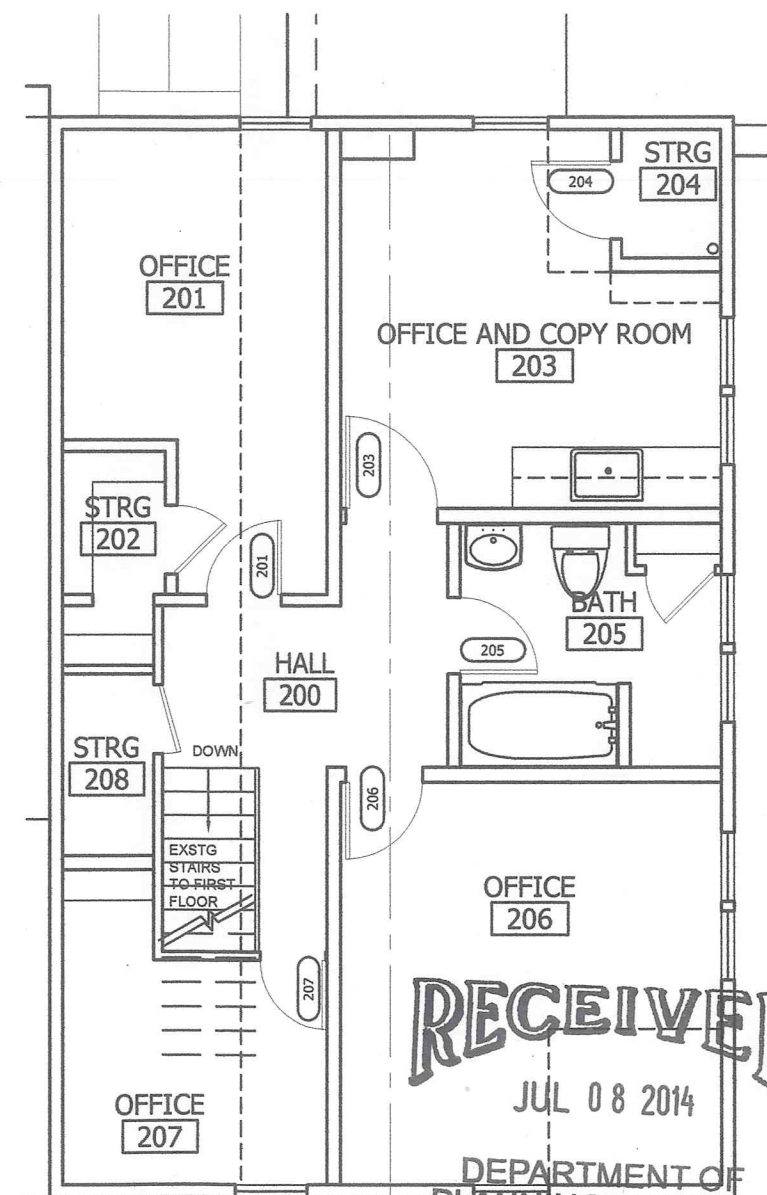
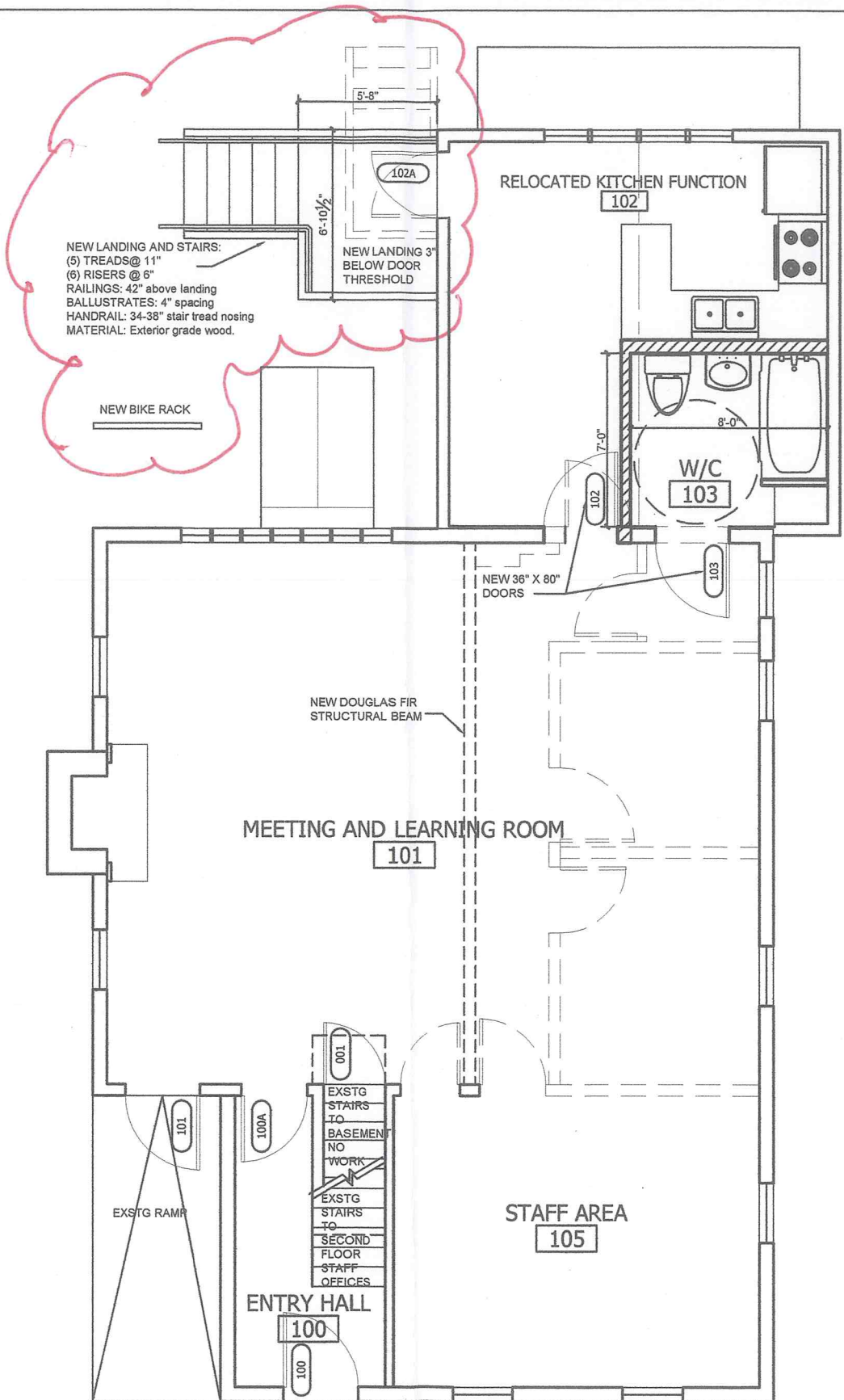
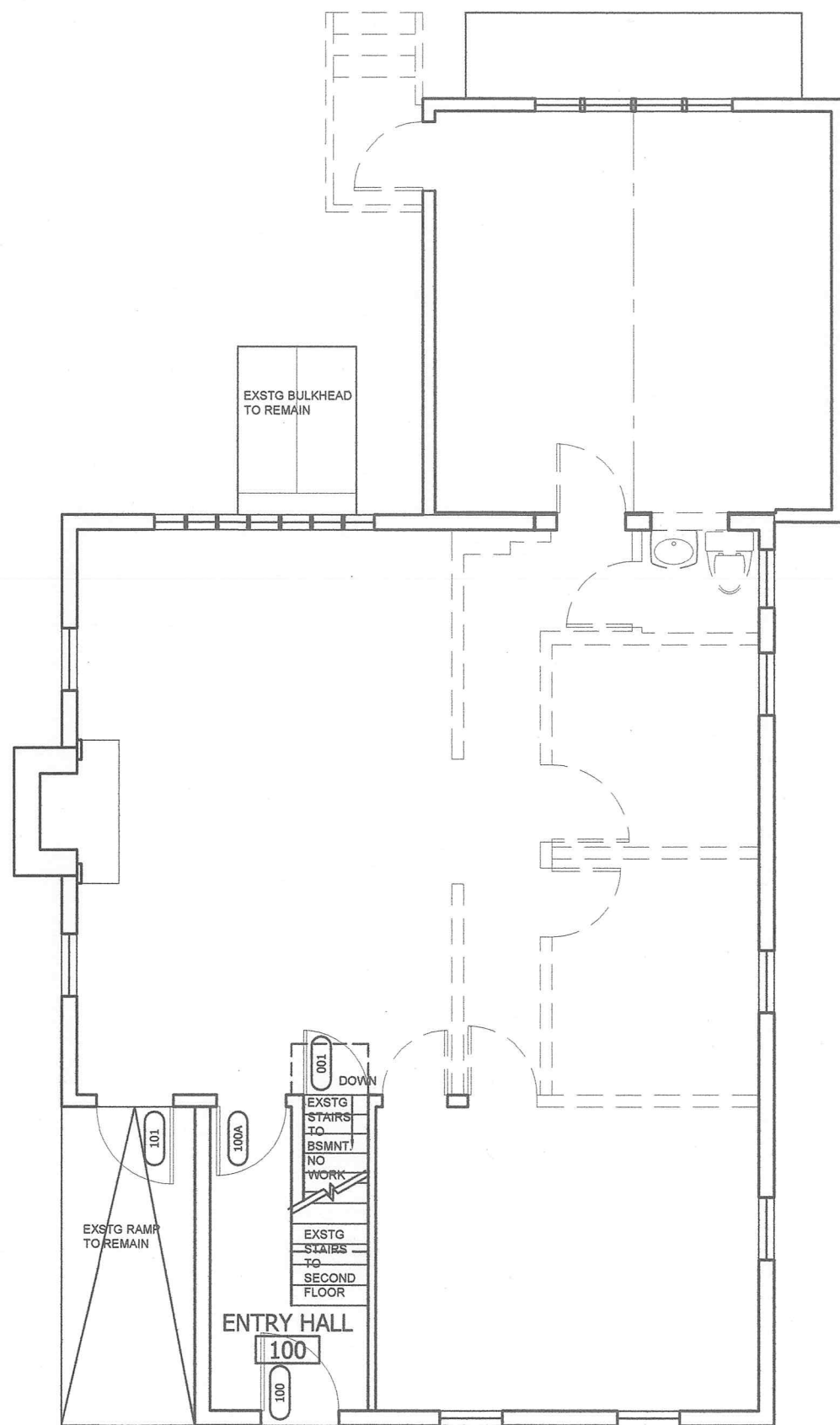
Hillel at University of Vermont . Tenant Fit-up
80 Colchester Avenue . Burlington . Vermont

Revisions:
MM-DD-00

EXISTING
FLOOR PLANS

Date: July 2014
Scale: 1/4"=1'-0"

SD0.1



1 FIRST DEMO FLOOR PLAN
Scale: 1/4"=1'-0"

2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4"=1'-0"

3 PROPOSED SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

CITY OF BURLINGTON
PLANNING AND ZONING APPLICATION
NOT FOR CONSTRUCTION

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Hillel at University of Vermont . Tenant Fit-up
80 Colchester Avenue . Burlington . Vermont

Revisions:
MM-DD-00

PROPOSED FLOOR PLANS
Date: July 2014
Scale: 1/4"=1'-0"

SD1.0



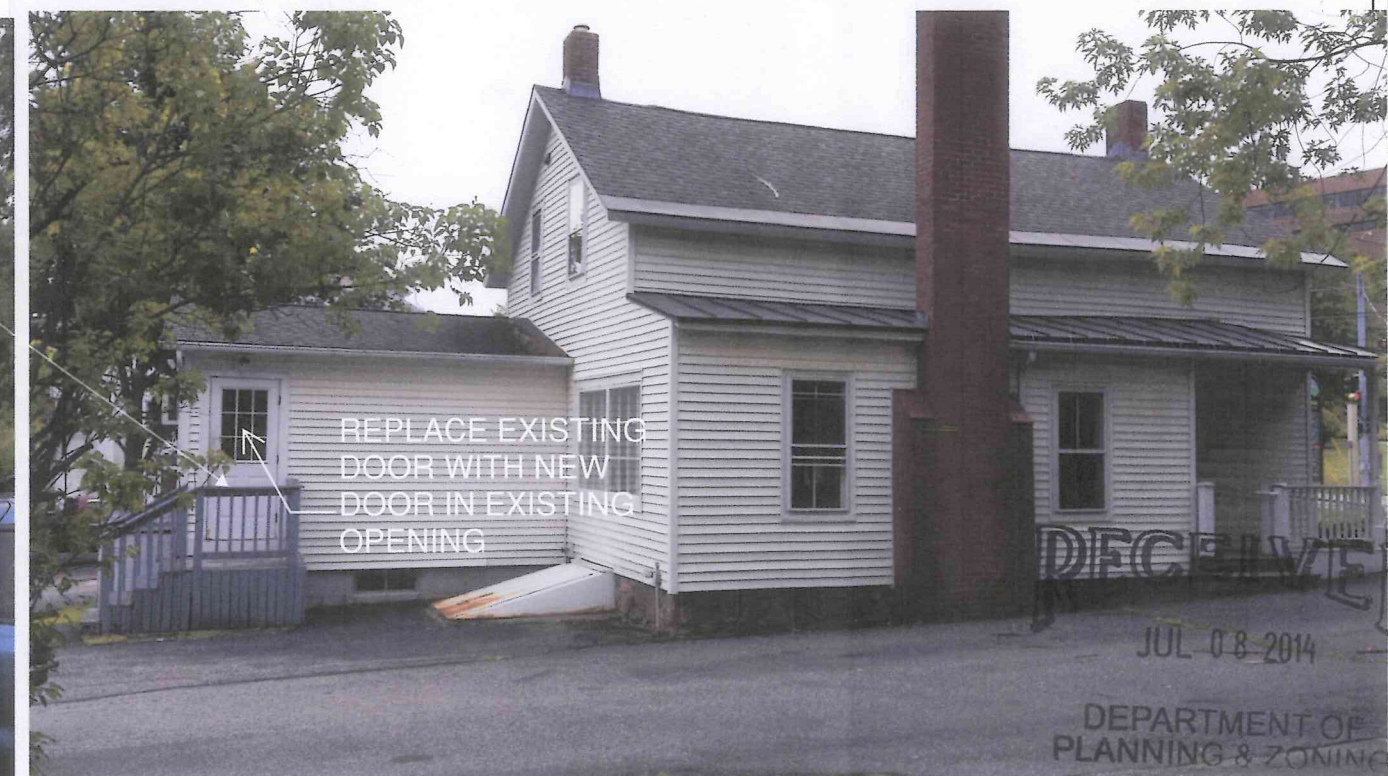
80 Colchester Ave: South Elevation



East Elevation



North Elevation



West Elevation

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Hillel at University of Vermont . Tenant Fit-up
80 Colchester Avenue . Burlington . Vermont

Revisions:
MM-DD-00

Exterior
Photographs-
Existing

Date: July 2014
Scale: 1/4"=1'0"

CITY OF BURLINGTON
PLANNING AND ZONING APPLICATION
NOT FOR CONSTRUCTION

SD2.0



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DEPARTMENT OF
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CITY OF BURLINGTON
PLANNING AND ZONING APPLICATION
NOT FOR CONSTRUCTION

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Hillel at University of Vermont . Tenant Fit-up
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Revisions:
MM-DD-00

Proposed New
Stairs

Date: July 2014
Scale: 1/4"=1'0"

SD2.1